



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
ACTING COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

April 5, 2010

Jane McCarter

~~Ms. Nicole Steele~~
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000



Re: Corpus Christi Parish
(2nd Submission – **Comment Addendum**)
Loudoun County Plan Numbers SPEX 2009-0008 – Parish
SPEX 2009-0012 – School
SPEX 2009-0013 – Convent
SPEX 2009-0014 - Public Access Road

Dear Ms. Steele:

We have reviewed the above noted plan as requested in your December 21, 2009 transmittal and the supplemental traffic impact analysis (TIA) as requested in your January 6, 2010 transmittal. As referenced in our January 19, 2010 second-submission comment letter (comment # 11), other sections within VDOT have completed their review of the TIA. Therefore, we add the following to our previous comments:

1. Please the attached e-mail dated Thursday, January 14, 2010 from Mr. Cina Dabestani of VDOT Transportation Planning (TP) Section
2. Please see the attached memorandum dated 02/02/2010 from Mr. Arsalan (Alex) Faghri of VDOT's Traffic Engineering Section.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

Cc: Imad Salous, P. E.

Bassett, John (NOVA), P.E.

From: Dabestani, Cina
Sent: Thursday, January 14, 2010 2:36 PM
To: Bassett, John (NOVA), P.E.
Cc: Llana, Claudia, P.E.
Subject: Catholic Diocese of Arlington (2nd Submission, response to first sets of comments)
review & comment

John:

Response to comments made on Catholic Diocese of Arlington Loudoun Property TIS dated October 26, 2009 has satisfied TP's comments.

Thanks,
Cina Dabestani
Sr. Transportation Engineer
NoVa Transportation Planning Section
Virginia Department Of Transportation
703 . 383 . 2215

Memorandum

To: John Bassett, P.E.

From: Arsalan (Alex) Faghri

CC: Jim R. Turner, P.E.

Date: 02/02/2010

Re: RUID 11921 – Corpus Christi Church – Catholic Diocese of Arlington
Loudoun Property. SPEX 09 – 0008

We have reviewed second submission Traffic Impact Analysis (TIA) associated with the subject application. The TIA was prepared in accordance with the requirements of §15.2-2222.1 of the code of Virginia and the Virginia Traffic Impact Analysis Regulations 24 VAC 30-155.

The TIA is associated with the Catholic Diocese of Arlington (CDA) Loudoun Property development which consists of a 17.9 acre parcel located south of Route 50 and east of Goshen Road (Route 616). The site is currently vacant and approved for a total of 19 single-family residential homes. The CDA has filed the special exception application to develop a church and a private school on the property. The campus is proposed to be developed in two phases as follows:

Phase 1 - consisting of a 335-seat church (approximately 16,200 S.F.) and accessory offices to be built by 2012, and

Phase 2 - consisting of the remainder of the 1,200-seat church and a 200-student private school to be built by 2015 given **all improvements by others as identified in the study are completed.**

These improvements that serve as a precondition to Phase 2 of the development are listed as follows:

Programmed Improvements:

1. West Spine Road south of U.S. Route 50, connecting to existing Route 659, as a four-lane roadway.
2. Expansion of U.S. Route 50 from Stone Springs Boulevard to Loudoun County Parkway to six lanes.

3. Signalization at the West Spine Road at U.S. Route 50. Gum Spring Road will be realigned by 2015. Existing Gum Spring Road will be terminated south of U.S. Route 50, and the West Spine Road will connect to U.S. Route 50, east of existing Gum Spring Road. In 2015, this road will not continue to the north.
4. Signalization and expansion of Braddock Road/Gum Spring Road intersection.

Proffered Improvements

1. Realignment of Goshen Road south of U.S. Route 50 (Westport Boulevard). Existing Goshen Road would be truncated and intersect with Westport Boulevard approximately 450 feet south of the U.S. Route 50 intersection.
2. Install new traffic signal at the Westport Boulevard (Goshen Road)/U.S. Route 50 intersection.
3. A northbound right turn lane is proposed to be installed by Westport at Westport Boulevard and U.S. Route 50. In addition to the northbound left turn lane, the existing westbound left and eastbound right turn lanes on U.S. Route 50 are planned to be extended to provide 300 feet and 400 feet of storage, respectively.
4. A southbound left turn lane on Westport Boulevard at the realigned Goshen Road is proposed to be installed by Westport in coordination with the recently approved Arcola School at realigned Goshen Road and future Westport Boulevard.
5. Realignment of Goshen Road to eliminate the existing severe curve at the southwest corner of the Arcola School site.
6. Realignment of the Arcola School's southern driveway to create a four-way intersection at Goshen Road/Marrwood Drive.
7. Extend Marrwood Drive to the south and east of Goshen Road initially to Goshen Ridge Place and ultimately to the second Marrwood entrance as part of the Marrwood Development.
8. Braddock Road (Route 620) is designated in the CTP as a four-lane roadway. Improvements to the Gum Spring Road (Route 659)/Braddock Road intersection were assumed in 2015 that include a new traffic signal and separate turn lanes.
9. Gum Spring Road (Route 659) is planned to be widened from two-lanes to four-lanes by other development in the area from south of Braddock Road to U.S. Route 50 by 2015.

10. Public Transit Service. U.S. Route 50 is designated as a "Transit Corridor" in the Countywide Transportation Plan from the Fairfax County Line west to North Star Boulevard (aka Route 659 Relocated). Express bus service from the existing Park & Ride facility in Stone Ridge is provided with connections to Rosslyn, Crystal City, the Pentagon, and Washington, D.C.

Access to the site would be provided via two future driveways located on Marrwood Drive just to the east of Goshen Road. The driveways on Marrwood Drive would be aligned with the proposed driveways for the approved Marrwood residential development.

Our review of the study is complete and we have no further comment. We are retaining the one copy you provided for our records. Please feel free to call if you have any question.